

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: AUTHORIZATION TO EXECUTE LAND DISPOSITION
AGREEMENT AND DEED FOR PARCEL C-4 IN THE
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" approved, on July 10, 1963, Charlame Park Homes, Inc. as the developer of Disposition Parcel C-2 in the Washington Park Urban Renewal Area; and

WHEREAS, the said developer, Charlame Park Homes, Inc. has proceeded in fine manner with the development of Parcel C-2; and

WHEREAS, the said developer, Charlame Park Homes, Inc. has expressed a desire to provide relocation housing of improved design for Parcel C-4;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Development Administrator is hereby authorized to execute a Land Disposition Agreement with Charlame Park Homes, Inc., or a new corporation having the same officers and directors, if required by the Federal Housing Administration, and an appropriate Deed substantially in the form approved by the Authority on July 10, 1963, subject to:
 - a. Concurrence in the proposed disposal transaction by the Housing and Home Finance Agency.
 - b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts Laws and Title I of the Housing Act of 1949, as amended.
2. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Charles Street African Methodist Episcopal Church of Boston

WARREN STREET AND ELM HILL AVENUE
BOSTON (Roxbury), MASSACHUSETTS

W. C. Davis, D.D., L.L.D., Minister

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October 26, 1964

Mr. Edward J. Logue, Development Administrator
Boston Redevelopment Authority
City Hall Annex
Boston 8, Mass.

Dear Mr. Logue:

Many months ago, Charles Street A.M.E. Church formed a Massachusetts non profit corporation namely, Charlame Park Homes Inc. for the purpose of developing good housing in the Washington Park area of Boston. Charlame Park is now a reality and is nearing completion, with many of the apartments already occupied.

The C-4 site, directly opposite our development appears to be cleared. We would like to build additional Housing and have gained valuable experience and knowledge, which would help us in another undertaking of this nature.

We would use the same developers, Harold Michelson and Sumner Marcus and their construction company, Gardner Construction Inc. to do this construction. We hope to make improvements on the exterior design. The working crews are still in the area and we feel they could remain here to continue their good workmanship on some additional and necessary housing. The need for this type of housing is acute in our area. We received applications and inquiries at a 15-1 ratio for the apartments we offered for rent. We are aware of what this excellent housing means to the people of Roxbury, and would like to make more of it available to many of these people that we were forced to turn down in Charlame Park.

We understand that the interest rate has gone up since we started Charlame Park, but we will come in with the lowest possible rent. We are prepared to start immediately and would complete this development as soon as possible.

Yours truly,

Walter C. Davis
Rev. Walter C. Davis



SITE BOUNDARY

SITE DESIGNATION

housing

A 1 to E

commercial facilities

F 1 to F 8

industrial facilities

G 1 to G 5

institutional facilities

H 1 to H 11

public facilities

I 1 to I 7

public recreation areas

J 1 to J 8

minor adjustments of property lines
and rights of way

S 1 to S 17

PROJECT BOUNDARY

██████

PROPOSED LAND USE

████████

residential

████████

commercial

████████

industrial

████████

institutional

████████

public open space

████████

PROPOSED LAND USE PLAN	
CHECKED BY	L. F. M.
CHIEF ENGR.	A. L. S.
DATE	CODE NO. R-213
SCALE	FILE NO.
DATE	I" = 200'
DATE	9-3-63 MAP 2 OF EXHIBIT 6

**Washington Park
Urban Renewal
Area R-24**

BOSTON REDEVELOPMENT AUTHORITY



MEMORANDUM

October 29, 1964

To: Boston Redevelopment Authority
From: Edward J. Logue, Development Administrator
Subject: Washington Park Relocation Housing, Parcel C-4

The Urban Renewal Plan for the Washington Park Urban Renewal Area designates relocation housing for Parcel C-4. This parcel is now cleared and is ready for development. As shown on the attached map, Parcel C-4 is adjacent to Parcel C-2.

On July 10, 1963, the Authority authorized the execution of a Land Disposition Agreement for Parcel C-2 with Charlame Park Homes, Inc. A non-profit corporation, Charlame Park Homes, Inc. derives its membership from the Charles Street A.M.E. Church which is located within the Washington Park Urban Renewal Area. Charlame Park Homes, Inc., working in conjunction with its developer, Harold Michelson and its builder, Gardner Construction, Inc., has proceeded quite rapidly. Since the start of construction last spring, ninety per cent of all 92 dwelling units have been completed, and over thirty per cent of these units are now occupied. It is anticipated that all units will be completed and in full occupancy by the first of December.

In the attached letter, Rev. Walter Davis, Pastor of the Charles Street A.M.E. Church, expresses a desire to sponsor the construction of additional housing of improved design on the adjoining C-4 site. The non-profit corporation intends to use the same developer and construction company. If the parcel is made available to Charlame Park Homes, Inc., design work could start immediately and subsequent to FHA mortgage insurance commitment, construction of approximately 50 dwelling units could start in early spring with initial occupancy by the summer of 1965.

In view of its fine record of performance on Parcel C-2, the experience gained therefrom, and the opportunity of providing needed housing without delay, I recommend that the Development Administrator be authorized to execute a Land Disposition Agreement substantially in the form approved by the Authority on July 10, 1963, with Charlame Park Homes, Inc., or a new corporation having the same officers and directors, if such is required to be formed by the FHA, for the disposition of Parcel C-4.

An appropriate resolution is attached.

Attachments